



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 1120 • FAX (508) 839-4602
www.grafton-ma.gov

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PLANNING BOARD

**NOTICE / AGENDA
REGULAR MEETING & PUBLIC HEARINGS
GRAFTON PLANNING BOARD
Conference Room F *
Grafton Municipal Center
30 Providence Road, Grafton, MA 01519
Monday, February 28, 2022**

7:00 p.m. Regular Meeting

- 1. Public Input**
- 2. Action Item**
 - A. Determination of Minor Modification – (SP 2017-08/SPA) 30 Grafton Common, Verizon Wireless
- 3. Discussion Items**
 - A. Proposed Zoning Article
 - B. Mill Redevelopment Overlay District
 - C. Master Plan Update
- 4. General Business**
 - A. Bills
 - B. Minutes of Previous Meetings
 - C. Staff Report
 - D. Correspondence
- 5. Reports from Planning Board Representatives on Town Committees and CMRPC**
- 6. Public Meetings/Hearings**
 - A. (7:30 PM) Re-opening of the Public Hearing for Special Permit and Site Plan Approval, "Brigati Village," 41 Church Street and 14 West Street, David W. Brossi / Brigati Village, LLC (applicant/owner). Re-opening of a Hearing regarding an application for Special Permit and Site Plan Approval for multi-family dwellings, on property located at 41 Church and 14 West Streets, as shown on Grafton Assessors Map 35, Lot 1. Said property is located in a Residential Multi-Family (RMF) and Low Density Residential (R-40) zoning district. *Continued from February 7, 2022.*
 - B. (7:30 PM) Request for Special Permit (2021-05/SPA) and Site Plan Approval, 244 Worcester Street, Churchill & Banks, LLC / Wyman Gordon Company (applicant/owner). A Hearing to consider an application for a Special Permit and Site Plan Approval for a warehouse distribution facility, on property located at 244 Worcester Street, as shown on Grafton Assessor's Map 35, Lot 1. Said property is located in an Office/Light Industrial zoning district and Priority Development Overlay. *Continued from January 24, 2022.*

The Planning Board reserves the right to take agenda items out of order

Grafton Planning Board
Meeting Agenda
February 28, 2022

7. **Any Other Items Which May Lawfully Come Before the Board**
8. **Vote to Extend Duration of Meeting Beyond 10:00 P.M. (If Necessary)**
9. **Adjournment**

*** Remote Access to Public Meetings** - Zoom Video Communications, Inc. ("Zoom") will be used for remote conferencing services to allow for remote access to public meetings. Web addresses will be provided as part of each meeting's agenda posted to the town calendar on the homepage of Grafton's website, www.grafton-ma.gov .

The February 28, 2022 Planning Board Meeting may be accessed using the following link:
<https://us06web.zoom.us/j/84362267403>